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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: September 5, 2017

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: Donald and Linda Stanton, Applicants
Laurence Lee, Attorney
Barney S. Heath, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to allow two two-unit attached single-family dwellings

Applicant: Donald and Linda Stanton	
Site: 336 Newtonville Avenue	SBL: 22007 0019
Zoning: MR1	Lot Area: 29,896 square feet
Current use: Single family dwelling	Proposed use: Two two-unit attached dwellings

BACKGROUND:

The property at 336 Newtonville Avenue consists of 29,896 square feet and is improved with a single family residence constructed circa 1850. The dwelling was converted into a two-family in 1948 and received a variance in 1978 to allow for three units. That variance was never filed and exercised, as the owner at the time was unable to meet one of the conditions. The property reverted to a two-family use, and then was converted back to a single-family use in 1996 by the current owners. The applicants have received approval from Newton Historical Commission to relocate the existing dwelling closer to the street and add a second attached unit to back of the dwelling. Another two attached units will be constructed at the rear of the property. To construct single-family attached dwellings in the MR1 zoning district requires a special permit.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared by Laurence Lee, attorney, dated 6/30/2017
- Existing Conditions Plan, signed and stamped by Bruce P. Eaton, surveyor/engineer, dated 2/16/2016
- Site Plan, signed and stamped by James A. Herrick, engineer, dated 5/4/2017
- Landscape Plan, prepared by Sangiolo Associates, architect, dated 2/14/2017
- Elevations, prepared by Sangiolo Associates, architect, dated 4/3/2017

ADMINISTRATIVE DETERMINATIONS:

1. The applicant proposes to relocate the existing dwelling to the front of the property and construct a second attached unit. Two additional attached units are proposed at the rear of the property, for a total of four single-family attached dwellings in two buildings on the site. Three of the units will have attached garages, and the fourth will have a detached two-car garage. Per Section 3.4.1 a special permit is required to construct attached single family dwellings in the MR1 zoning district.

MR1 Zone	Required	Existing	Proposed
Lot Size	15,000 square feet	29,896 square feet	No change
Frontage	80 feet	120 feet	No change
Setbacks			
• Front	25 feet	74.3 feet	33.5 feet
• Side	25 feet	23.2 feet	25.6 feet
• Rear	25 feet	98.7 feet	25.5 feet
Building Height	36 feet	30 feet	31.43 feet
Max Number of Stories	2.5	2.5	2.5
Lot Coverage	25%	6.1%	22.9%
Open Space	50%	85.1%	58.8%
Lot Area Per Unit	4,000 square feet	29,896 square feet	7,474 square feet

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.4.1	To allow attached single-family dwellings in an MR1 zoning district	S.P. per §7.3.3